



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 02-11-2002

Minutes of February 11, 2002

Members Present: Roland Chaput
Nora Mann
Ed Tsoi
John FitzMaurice
Barry Faulkner

In addition: Alan McClennen, Jr., Secretary ex officio
Kevin OBrien, Asst. Dir. of Planning & Comm. Dev.

8:00 p.m. The Board convened in the second floor conference room of the Robbins Memorial Town Hall annex to meet with representatives of the Symmes Advisory Committee. David Walkinshaw of that committee was present.

Nora Mann reported on the Symmes Advisory Committee meeting of February 7, 2002. There was extensive discussion about the outreach efforts, the role of the Redevelopment Board, the Board of Selectmen, and the Symmes Advisory Committee, and the relationship of each of the boards to a contractor to be hired as a consultant. There was also concern that the parties involved had to deal with the site in a comprehensive way and not begin to lease out space on a piecemeal basis.

There was some discussion concerning a proposal in the warrant to create a second Chapter 121B authority to implement the project. Messrs. Walkinshaw and McClennen explained where that issue had begun.

Mr. Walkinshaw reported that he had presented the Boards ideas for ways to approach the consulting and planning for the site; but, he was the only one of thirteen members who was interested in proceeding.

The Board then reviewed the possibility of developing three separate RFPs, one to program the site using the charrette process, a second to design the physical alternatives using outside consultants, and the third dealing specifically with the economics of redevelopment which might be handled by the Redevelopment Board. The Board hoped that this would be discussed further with the Symmes Advisory Committee and asked Mr. Walkinshaw to relate this information to the Symmes Advisory Committee at its next meeting.

9:30 p.m. Mark Connor, architect working for Leader Bank at 141 Massachusetts Avenue, met with the Board to request that the proposed changes to the exterior of the property be exempt from Environmental Design Review.

There was a lengthy discussion and presentation by Mr. Connor, describing the changes, why he was recommending them, and there was general agreement that the Board did not require any further action under Environmental Design Review, and that the final exterior exterior elevations would be presented to Mr. McClennen for his review and approval.

10:10 Reeds Brook status report: Mr. OBrien reported that the contract had been awarded to Albanese D&S. There was a lengthy discussion about the role of Metcalf & Eddy in the implementation of the project. The Board voted on a motion of Mr. Faulkner, seconded by Mr. Tsoi, to authorize contract amendments to implement Sections 1.2 and 1.3 of the Metcalf proposal, but request the staff to do the research on the full time resident inspection; unanimous vote in favor.

10:15 Director's Report:

1. Request of Antoine's Auto Repair for minor modifications to plans. Moved by Mr. Tsoi, seconded by Mr. Faulkner, to approve the final plans for Antoine's Auto Repair, 1432 Mass. Avenue.
2. The Board agreed that it would like to meet with the Zoning Bylaw Review Committee on February 25 prior to the zoning public hearing on March 4.

Motion: By Mr. FitzMaurice, seconded by Mr. Tsoi, to authorize Nora Mann, representing the Board, to talk to Sandra Shapiro, Foley, Hoag and Eliot, to review the matters of the proposed independent authority; unanimous vote in favor.

11:00 p.m. Adjournment. Moved by Mr. Tsoi, seconded by Mr. FitzMaurice, to adjourn; unanimous vote in favor.

Respectfully submitted,
Alan McClennen, Jr.